LOT 4D, CABRINI GARDENS, REPLAT D COUNTY OF BOULDER, STATE OF COLORADO

DAVID.BENTLEY@USW.SALVATIONARMY.ORG

LEGAL DESCRIPTION

PARCEL OWNER

c/o DAVID BENTLEY

562.491.8483

### CABRINI GARDENS REPLAT D LOT 4D HWY 287 SELF STORAGE SITE ARCHITECTURAL PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M., COUNTY OF BOULDER, STATE OF COLORADO

#### PLANS ARE FOR BOTH SPECIAL USE REVIEW AND SITE/ARCHITECTURAL REVIEW

**CONTACTS:** 

303-431-6100

303-753-9799

ARCHITECT:

MARTIN/MARTIN, INC.

LAKEWOOD, CO 80215

12499 WEST COLFAX AVENUE

PRECISION SURVEY & MAPPING

9025 EAST KENYON AVENUE, SUITE 150

GRADING AND DRAINAGE PLAN

LANDSCAPE NOTES AND DETAILS

SITE LIGHING PHOTOMETRIC PLAN

LUMINAIRE SCHEDULE AND DETAILS

UTILITY PLAN

BUILDING ELEVATIONS

BUILDING ELEVATIONS

LANDSCAPE PLAN

IRRIGATION PLAN

IRRIGATION DETAILS

IRRIGATION DETAILS

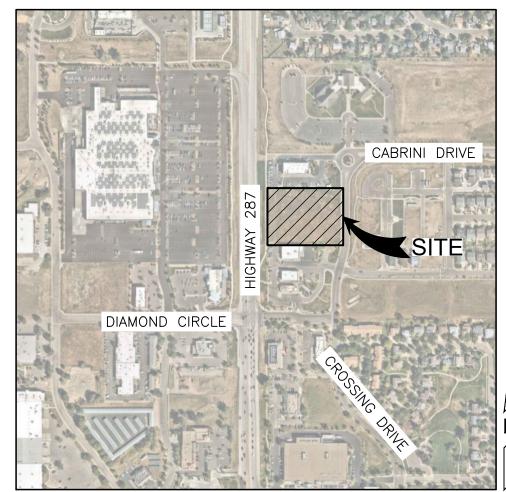
ATT: CHRISTOPHER P. JULIANA, P.L.S.

ATT: SCOTT E. PALING, P.E.

DENVER, COLORADO 80237

**ENGINEER:** 

SURVEY:



**VICINITY MAP** NOT TO SCALE

### PERMITTED USES

#### PERMITTED USES

1. ANY USE PERMITTED BY RIGHT IN THE C1 ZONE DISTRICT.

THE SALVATION ARMY, USA, WESTERN TERRITORIAL HEADQUARTERS

30840 HAWTHORNE BOULEVARD, RANCHO PALOS VERDES, CA 90275

#### USES REQUIRING SPECIAL USE REVIEW APPROVAL BY THE CITY OF LAFAYETTE

1. ANY USE IN THE C1 ZONE DISTRICT AS DEFINED IN THE CITY OF LAFAYETTE MUNICIPAL CODE TABLE 26-A.

PER RESOLUTION NO. 22-XX, LOT 4D HAS SPECIAL USE REVIEW APPROVAL TO OPERATE A SELF-STORAGE FACILITY.

#### PROHIBITED USES

1. ANY USE IN THE C1 ZONE DISTRICT AS DEFINED IN THE CITY OF LAFAYETTE MUNICIPAL CODE TABLE 26-A.

#### OWNER STATEMENTS

THE SKETCH ILLUSTRATIVE PLANS SEEK TO DESCRIBE THE PROJECT AND INTENDED USE, AND REQUEST CODE MODIFICATIONS FOR CURRENT ALLOWABLE BUILDING HEIGHT, PARKING SIZE, DRIVE AISLE SIZE, LOCATION OF PARKING AND SIGNAGE REQUIREMENTS. INTENDED USES ARE IN IN COMPLIANCE WITH CURRENT COMPREHENSIVE PLAN.

IT IS THE DEVELOPER'S INTENTION TO SPLIT THE PARCEL AND SELL THE WEST PROPERTY.

ESTIMATED DEVELOPMENT SCHEDULE SITE PLAN - SPRING 2022

PLAT APPROVAL - SPRING 2022

CONSTRUCTION START - WINTER 2022 CONSTRUCTION FINISH - WINTER 2023

CODE MODIFICATIONS		
	REQUIRED	PROPOSED
NO MODIFICATIONS PROPOSED		

#### GENERAL NOTES

- 1. ALL OR PORTIONS OF THE PROPERTY DESCRIBED HEREON MAY BE SUBJECT TO THE DEVELOPMENT AGREEMENT AND/OR DECLARATION OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAN IN THE OFFICE OF THE CLERK AND RECORDER OF BOULDER COUNTY, COLORADO.
- 2. ALL PUBLIC IMPROVEMENT CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- 3. OTHER NOTES AS APPLICABLE.

#### ZONING

WEST (REAR) SETBACK:

BICYCLE SPACES:

TOTAL

LOADING AREA PARKING:

	EXISTING	PROPOSE
ZONING:	C1	(
*THE TABLE BELOW REPRESENTS C1 2	ZONING REQUIREMENTS	

#### PROJECT SITE DATA REQUIRED **PROPOSED** N/A 1.346 ACRES/58,632 SF TOTAL SITE AREA: BUILDING AREA - PHASE 1 N/A 91,644 SI BUILDING HEIGHT (PARAPET): 35' BUILDING HEIGHT (MECH SCREEN) 35'

BUILDING SETBACKS		
	REQUIRED	PROPOSED
NORTH (SIDE) SETBACK:	0'-0"	20'
SOUTH (SIDE) SETBACK:	0'-0"	45.50'
EAST (FRONT) SETBACK:	0'-0"	76.92

20'-0"

DCB CONSTRUCTION CO. 909 EAST 62ND AVENUE					
DENVER, COLORADO 80216 ATT: MARK DELGADO 720-904-0440	PARKING SPACES				
		REQUIRED	PROPOSEI		
	DRIVE AISLE:	24'	24		
	PARKING SIZE:	9'X19'	9'X19		
CIVIL SHEET LIST TABLE	PARKING SPACES:	5	4 + LOADING AREA PARKING		
	STANDARD SPACES:	3			
SHEET # SHEET TITLE	ACCESSIBLE SPACES:	1			
0 COVER SHEET	VAN ACCESSIBLE SPACES:	1			
1 SITE PLAN	MOTORCYCLE SPACES:	0			

LAND USE TABLE		
	PERCENTAGE	SQUARE FEET
OFFICE BUILDINGS	39.38%	23,088
STREET & PARKING	26.99%	15,823
OPEN AREA	33.64%	19,721

#### NOTES:.

- 1. THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS, RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON APRIL 22, 2008 AT RECEPTION NO. 2924762, GRANTS RECIPROCAL, CROSS ACCESS EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO LOTS 1A, 2A, AND TRACT AA, CABRINI GARDENS REPLAT A, CITY OF LAFAYETTE, COUNTY OF BOULDER, STATE OF COLORADO. THE TERMS AND CONDITIONS APPLICABLE TO SUCH EASEMENTS ARE FURTHER DESCRIBED IN THE DECLARATION. THE DECLARATION ALSO GRANTS CERTAIN RIGHTS TO THE LOT OWNERS WITH RESPECT TO THE USE OF SUCH EASEMENTS.
- 2. LOTS 3D AND 4D MAY BE SUBJECT TO CERTAIN RESTRICTIONS/MAINTENANCE OBLIGATIONS AS SET FORTH IN THE DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS, RECORDED IN THE BOULDER COUNTY CLERK AND RECORDER'S OFFICE ON APRIL 22, 2008 AT RECEPTION NO. 2924762.

#### **BENCHMARK:**

BENCHMARK INFORMATION: A GPS DERIVED ELEVATION WAS ESTABLISHED AT AN ONSITE BENCHMARK BEING A "CHISELED "X" IN CONCRETE" AS SHOWN HEREON ELEVATION=5283.62' (NAVD88)

#### BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTHERLY LINE OF SAID LOT 2B, ASSUMED TO BEAR S89°59'04"E A DISTANCE OF 385.18 FEET FROM A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 2B TO A NO. 5 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 2B.

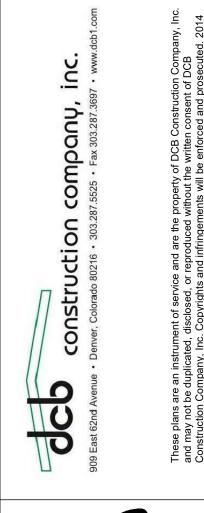


CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Submission / Revision
SITE PLAN SUBMITTAL
ZND SITE PLAN SUBMITTAL





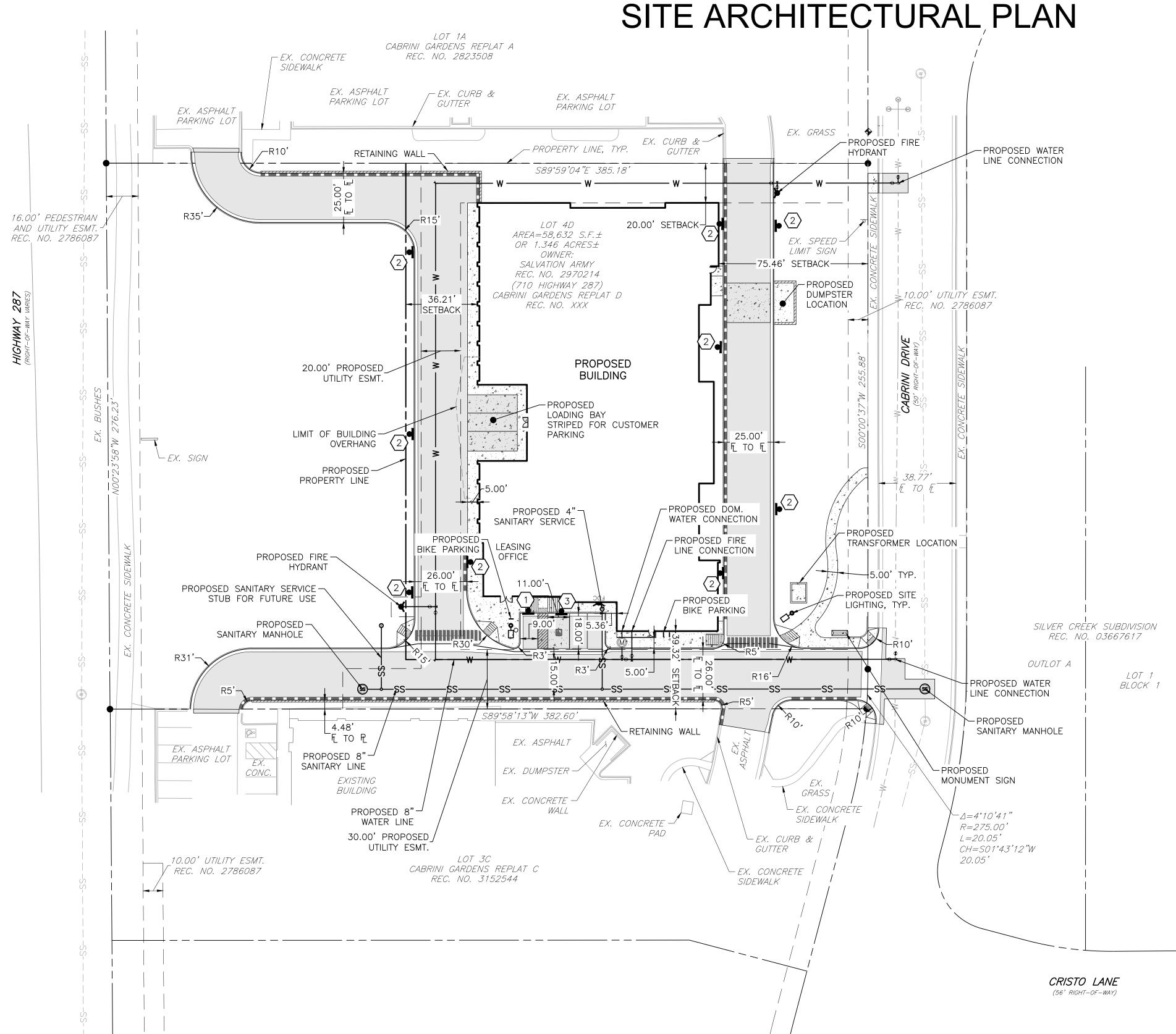
MARTINMARTIN.COM

58,632

Design Project No. 21-260

Drawing Title **COVER SHEET** 

## CABRINI GARDENS REPLAT D LOT 4D HWY 287 SELF STORAGE



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#### <u>LEGEND</u>

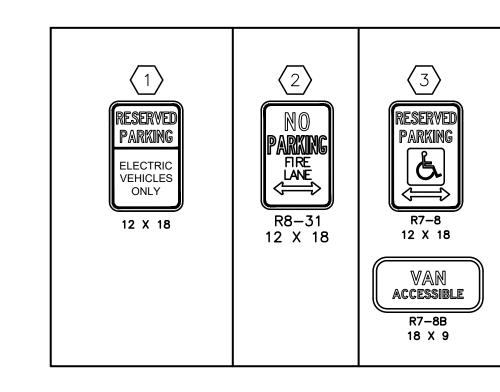
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	ASPHALT PAVING	
	CONCRETE/ SIDEWALK	A A A A A A A A
	CONCRETE PAVEMENT	A A A A A A A A A
	SIGN	•
DRIVE	DESCRIPTIONS	DRIVE

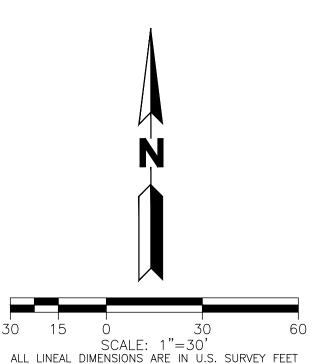
#### LEGAL DESCRIPTION

LOT 4D, CABRINI GARDENS, REPLAT D
COUNTY OF BOULDER, STATE OF COLORADO

#### NOTES

- 1. ESTIMATED DATE OF COMPLETION: NOVEMBER 2023.
- 2. SEE ARCHITECTURAL PLANS FOR SIGNAGE INFORMATION







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Date Submission / Revision
4/28/2022 SITE PLAN SUBMITTAL
7/1/2022 2ND SITE PLAN SUBMITTAL

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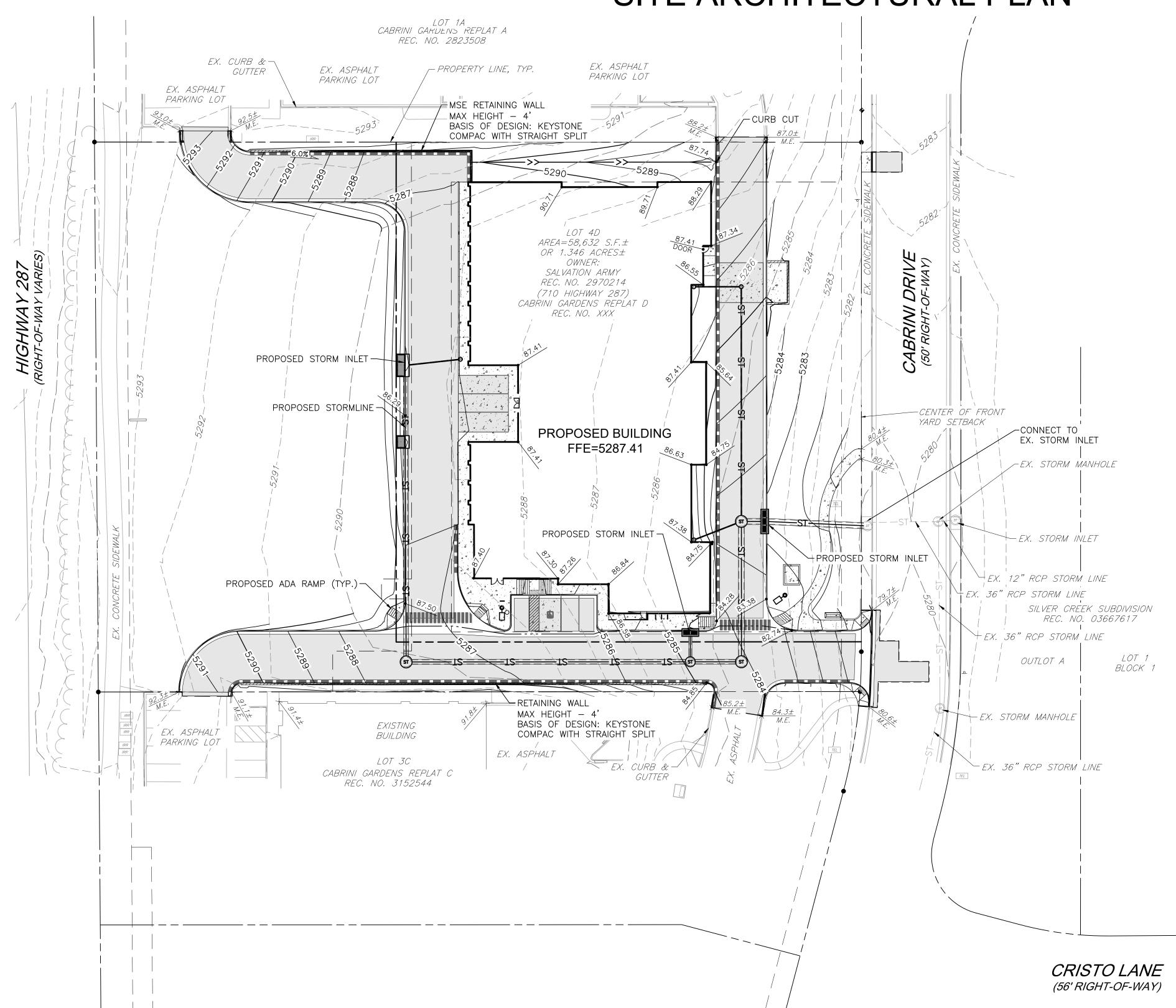
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SITE PLAN

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### CABRINI GARDENS REPLAT D LOT 4D HWY 287 SELF STORAGE SITE ARCHITECTURAL PLAN



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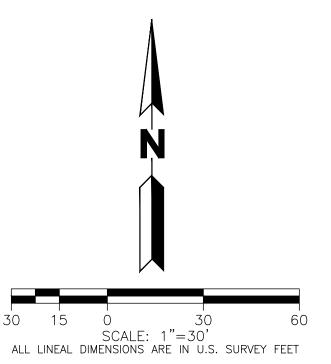
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#### <u>LEGEND</u>

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
- <u></u> -	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CONTOURS	5750
	STORM SEWER	ST
ST	STORM MANHOLE	0
	ROOF DRAIN	RD-
	INLET	
<	FLARED END SECTION	
	SIGN	•
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
DRIVE	SPOT ELEVATIONS	

#### NOTES:

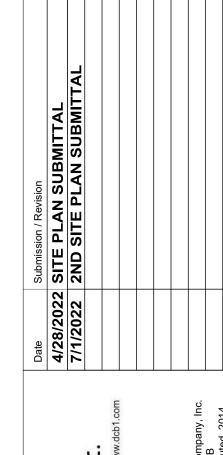
SITE RETAINING WALLS ARE MSE WALLS.
BASIS OF DESIGN: KEYSTONE COMPAC WITH STRAIGHT
SPLIT





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SCHITECTURAL PLAN

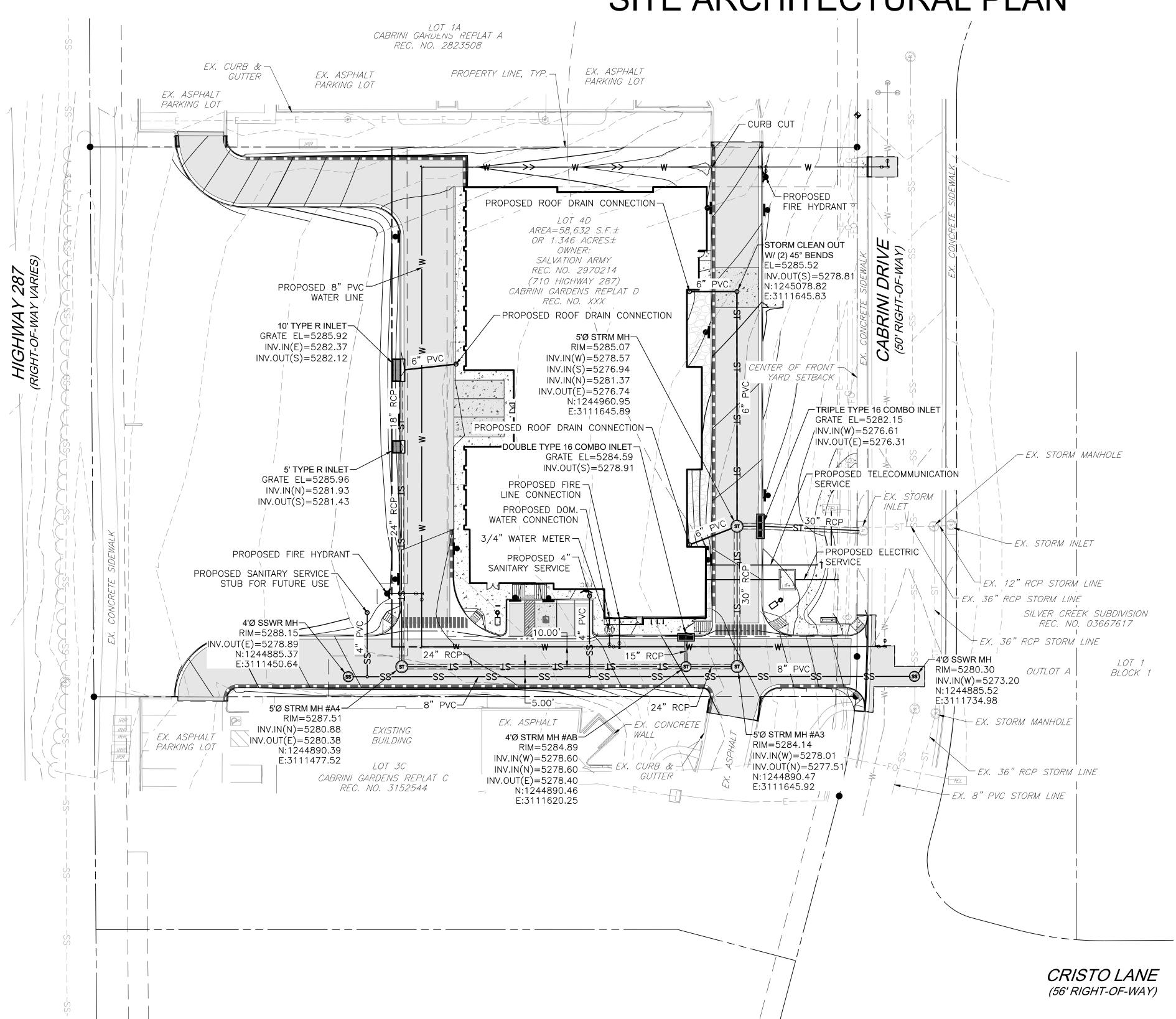
Design Project No. 21-260

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GRADING AND
DRAINAGE
PLAN

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### CABRINI GARDENS REPLAT D LOT 4D HWY 287 SELF STORAGE SITE ARCHITECTURAL PLAN



#### BENCHMARK:

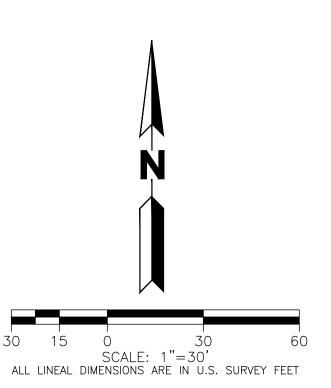
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#### <u>LEGEND</u>

EXISTING         PROPOSED           — — — — — — — — — — — — — — — — — — —
RIGHT-OF-WAY LINE         SECTION LINE           SECTION LINE         EASEMENT           RETAINING WALL         CURB & GUTTER           CONTOURS         5750           STORM SEWER         ST           STORM MANHOLE         O           INLET         INLET           FLARED END SECTION         INLET
— — — — — — — — — — — — — — — — — — —
EASEMENT  RETAINING WALL  CURB & GUTTER  CONTOURS  5750  STORM SEWER  STORM MANHOLE  ROOF DRAIN  INLET  FLARED END SECTION
RETAINING WALL
CURB & GUTTER          5750         CONTOURS         5750           STORM SEWER         STORM MANHOLE         O           ROOF DRAIN         RD         INLET         INLET           FLARED END SECTION         INLET         INLET
5750 CONTOURS 5750
ST STORM SEWER ST  STORM MANHOLE  ROOF DRAIN  INLET  FLARED END SECTION
ST STORM MANHOLE  ROOF DRAIN  INLET  FLARED END SECTION
RD ROOF DRAIN RD
☐ INLET ■  < FLARED END SECTION ■
<pre>flared end section</pre>
□ SIGN •
GRADING ARROW
DECIDUOUS TREE
EVERGREEN TREE
BUSH/SHRUB
DRIVE DESCRIPTIONS DRIVE
DRIVE DESCRIPTIONS DRIVE  SPOT ELEVATIONS





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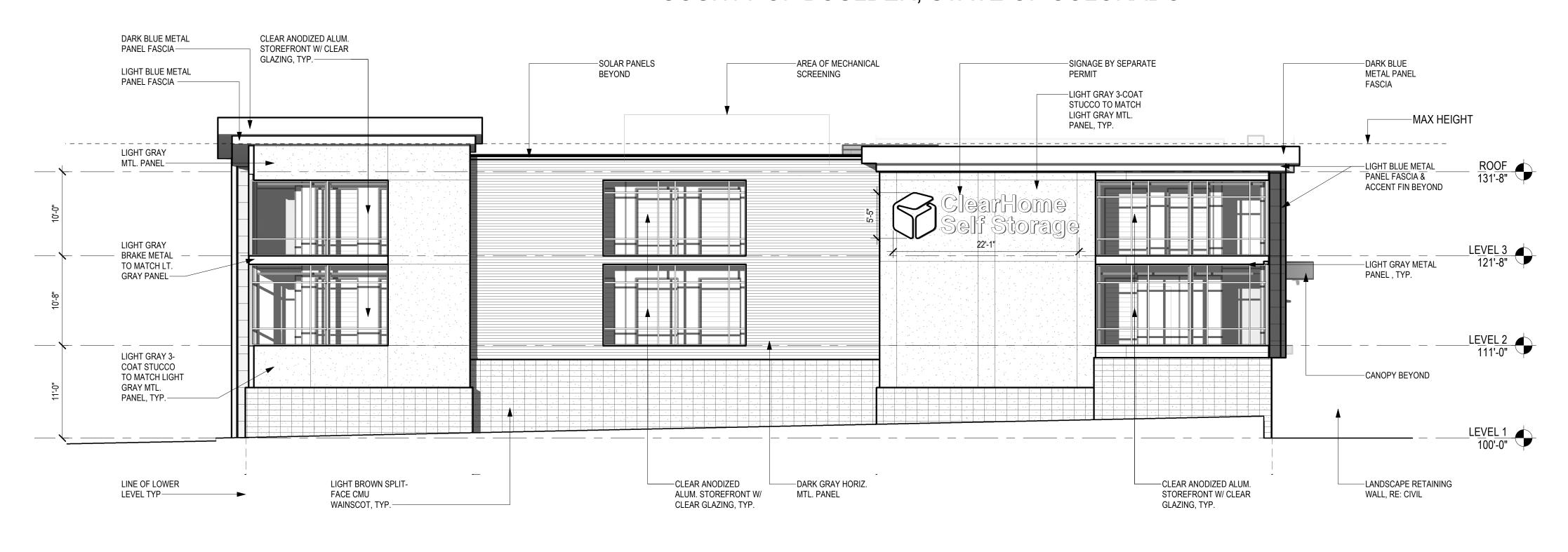
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Design Project No.

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UTILITY PLAN

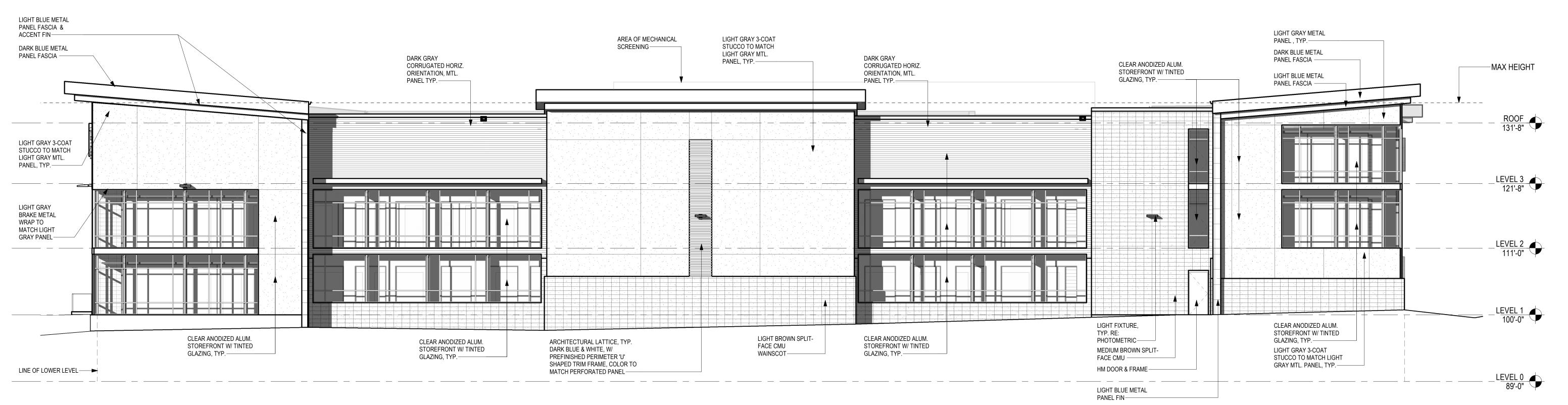
ving No.



BLACK POWDER COATED
METAL BICYCLE RACK
WITH LIGHT BLUE
POWDER COATED LOGO

1 NORTH ELEVATION

**BICYCLE RACK ELEVATION** 



2 EAST ELEVATION

1/8" = 1'-0"

HWY 287 SELF-STORAGE DEVELOPMENT

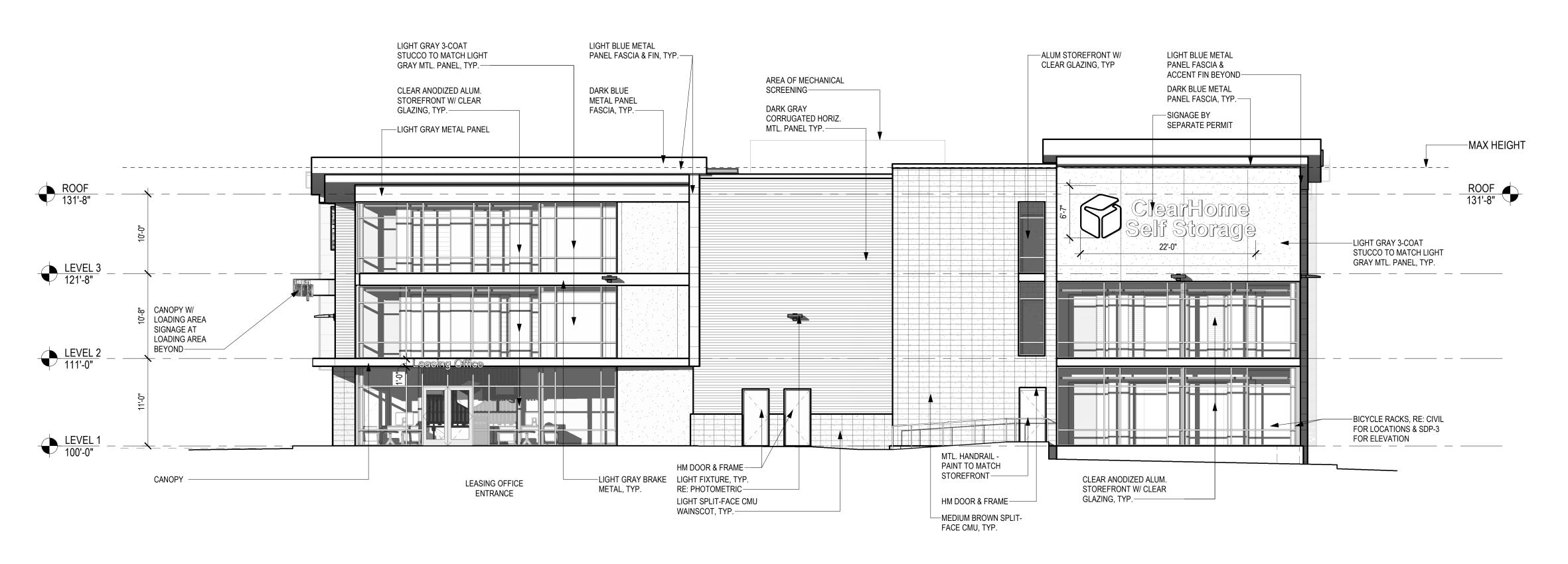
Design Project No.

22-260

Drawing Title

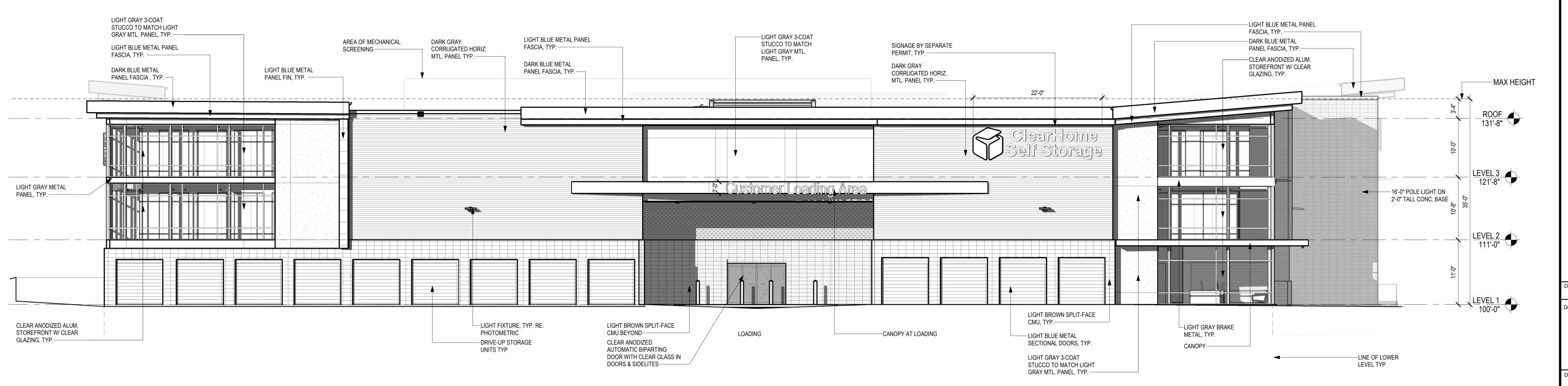
BUILDING ELEVATIONS

SDP-3



1 SOUTH ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

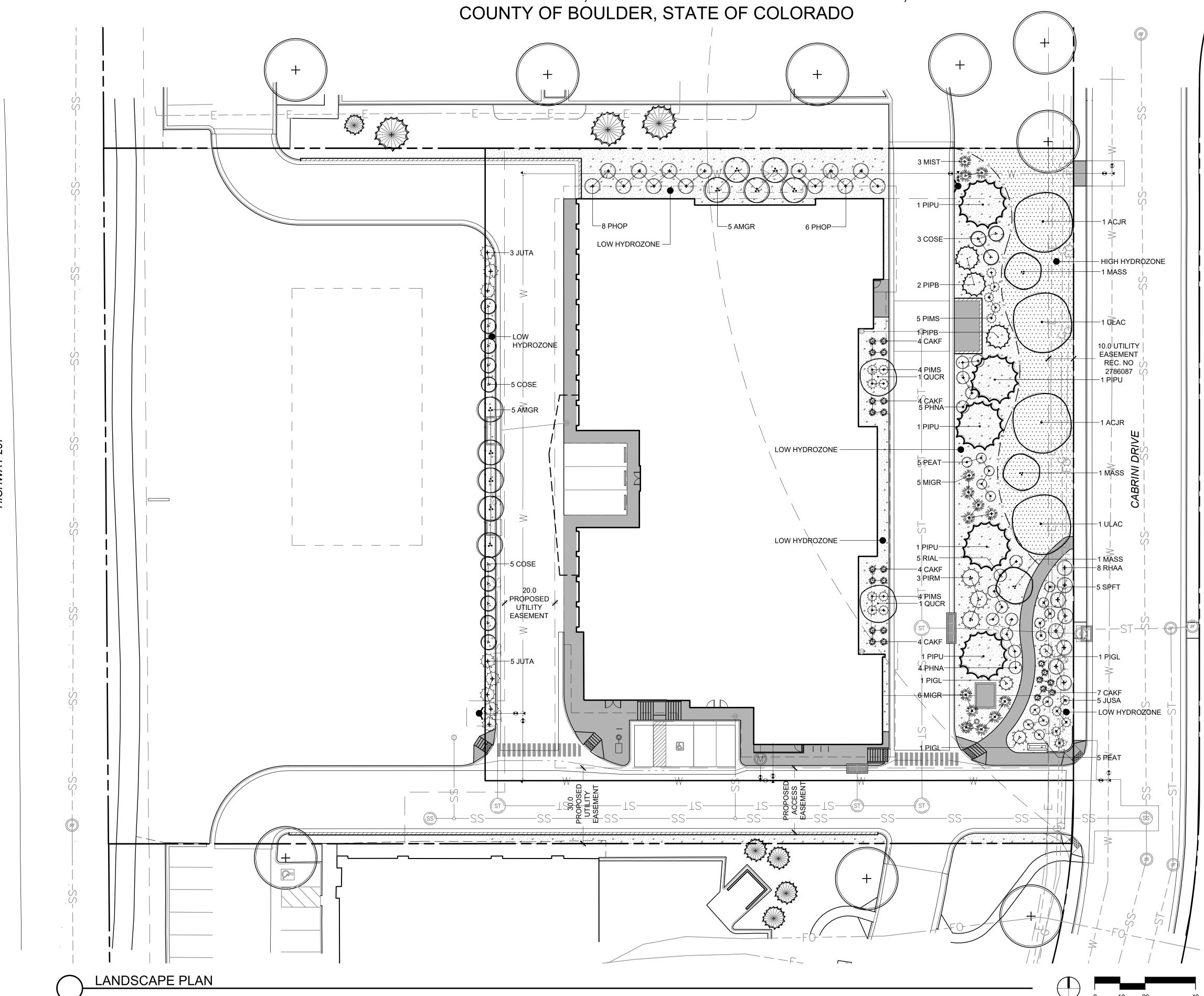
1/8" = 1'-0"

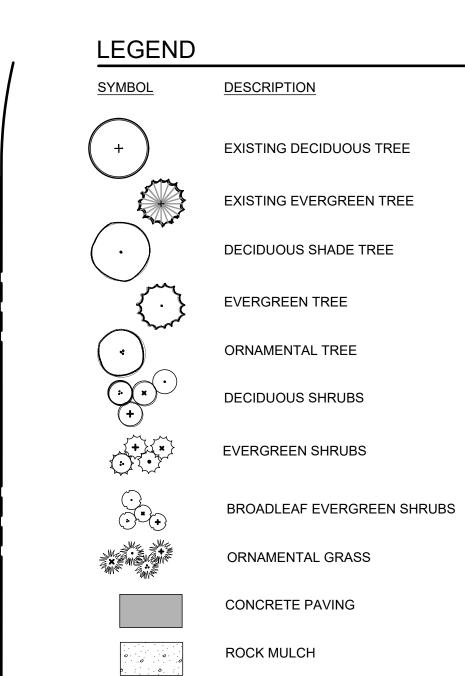
Section 2 OPME 287 DEV 22-260 Drawing Title BUILDING **ELEVATIONS** 

SDP-4

### CABRINI GARDENS REPLAT B LOT 2B **HWY 287 SELF STORAGE** SITE ARCHITECTURAL PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,

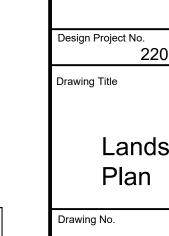




MATERIALS NOTE: WOOD MULCH TO BE USED AT BASE OF ALL PLANTINGS

LANDSCAPE EDGING

TEXAS HYBRID BLUEGRASS SOD





SCALE: 1"=20'-0"

Sutte PLAN SUBMITTAL
SITE PLAN RESUBMITTAL
SITE PLAN RESUBMITTAL
SITE PLAN RESUBMITTAL
SITE PLAN RESUBMITTAL

22001

Landscape

#### LANDSCAPE REQUIREMENTS

#### LANDSCAPE AREA

E/ (I I DOO) (I E / (I \ E / \)				
REQUIREMENT	SITE AREA	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
LANDSCAPE AREA	58,632 SF	15% OF LOT	8,795 SF	15,263 SF

#### STREET TREES

DESCRIPTION	LENGTH	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
CABRINI DRIVE	276 LF	1 TREE / 40 LF	7	7

#### REQUIRED PLANTS

REQUIREMENT	AREA	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
TREES	8,795 SF	1 TREE / 1,000 SF	9	10
SHRUBS	8,795 SF	1 SHRUB / 150 SF	59	106
ORNAMENTAL GRASS	-	-	-	37

#### WATER USE CALCULATIONS

High Water Zone	<u>4255</u> S.F.	X	( <u>20</u> gals/S.F.)	=	<u>85,100</u>	gals/season
Moderate Water Zone	<u>350</u> S.F.	х	( <u>10</u> gals/S.F.)	=	<u>3500</u>	gals/season
Low Water Zone	<u>8370</u> S.F.	х	( <u>3</u> gals/S.F.)	=	<u>25110</u>	gals/season
Very Low Water Zones	<u>3176</u> S.F.	х	( <u>0</u> gals/S.F.)	=	<u>0</u>	gals/season
Total gallons needed by All Zones:				=	<u>113710</u>	gals/season
Total Square feet (S.F.) of all Zones:				=	<u>16151</u>	SF
Average gals/S.F./Season, All Zones:	Total (	als	/ Total SF	=	<u>7.0</u>	gals/season
	· ·		· ·			· ·

#### PLANT SCHEDULE

DECIDUOUS TREES ACJR QUCR ULAC	QTY 2 2 2	BOTANICAL NAME ACER X FREEMANII 'JEFFSRED' QUERCUS `CRIMSCHMIDT` ULMUS X `ACCOLADE`	COMMON NAME AUTUMN BLAZE MAPLE CRIMSON SPIRE OAK ACCOLADE ELM	CONT B & B B & B B & B	CAL 2"CAL 2"CAL 2"CAL	SIZE
EVERGREEN TREES PIPU PIPB	<u>QTY</u> 5 3	BOTANICAL NAME PICEA PUNGENS PICEA PUNGENS `BAKERI`	COMMON NAME COLORADO SPRUCE BAKERI SPRUCE	CONT B & B B & B	CAL	<u>SIZE</u> 6-8` 6-8`
ORNAMENTAL TREES MASS	QTY 3	BOTANICAL NAME MALUS X `SPRING SNOW`	COMMON NAME SPRING SNOW CRAB APPLE	CONT B & B	CAL 2"CAL	SIZE
DECIDUOUS SHRUBS AMGR COSE PEAT PHOP PHNA RHAA RIAL SPFT	QTY 10 13 10 14 9 8 5	BOTANICAL NAME  AMELANCHIER X 'AUTUMN BRILLIANCE' CORNUS SERICEA 'BAILEYI' PEROVSKIA ATRIPLICIFOLIA PHYSOCARPUS OPULIFOLIUS PHYSOCARPUS OPULIFOLIUS 'NANUS' RHUS TRILOBATA 'AUTUMN AMBER' RIBES ALPINUM SPIRAEA FRITSCHIANA	COMMON NAME AUTUMN BRILLIANCE SERVICEBERRY RED TWIG DOGWOOD RUSSIAN SAGE NATIVE NINEBARK DWARF NINEBARK AUTUMN AMBER SUMAC ALPINE CURRANT FRITCH SPIREA	CONT 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL		
EVERGREEN SHRUBS JUSA JUTA PIGL PIRM PIMS	QTY 5 8 3 3 13	BOTANICAL NAME JUNIPERUS SABINA 'ARCADIA' JUNIPERUS SABINA 'TAMARISCIFOLIA' PICEA PUNGENS 'GLOBOSA' PICEA PUNGENS 'RH MONTGOMERY' PINUS MUGO 'SLOWMOUND'	COMMON NAME ARCADIA JUNIPER TAMMY JUNIPER GLOBE SPRUCE RH MONTGOMERY SPRUCE SLOWMOUND MUGO PINE	CONT 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL		
ORNAMENTAL GRASS CAKF MIGR MIST	QTY 23 11 3	BOTANICAL NAME CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' MISCANTHUS SINENSIS 'GRACILLIMUS' MISCANTHUS SINENSIS 'STRICTUS'	COMMON NAME FEATHER REED GRASS MAIDEN GRASS ZEBRA GRASS	CONT 5 GAL 5 GAL 5 GAL		

SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

(2) METAL 'T' POST STAKES WITH 2 X BALL DIA.

PROTECTIVE CAP, DRIVE (MIN 24") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING. (2) 12 GAUGE GALV. GUY WIRES AT 3'-0" ABOVE GRADE W/ 1/2" DIA. X 18" P.V.C. PIPE ON EACH WIRE. - PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE.

- PLACE FERTILIZER PER SPECS PRIOR TO MULCH APPLICATION. APPLY CEDAR MULCH WITH A 3' DIA. MULCH RING WHEN LOCATED IN GRASS OR SEED AREAS. KEEP MULCH FROM CONTACTING TRUNK - MULCH AS SPECIFIED, FORM SAUCER W/

3" CONT. RIM. - CUT AND REMOVE ALL TWINE WRAPPING AND BURLAP FROM TOP HALF OF BALL.

- CUT AND REMOVE ALL TWINE/WIRE BASKET FROM ROOTBALL. - 3" TAMPED TOPSOIL. - SCARIFY EXISTING SOIL TO 4" DEPTH. WATER AND TAMP POCKETS TO REMOVE

1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.

2. KEEP CROWN SHAPE TYPICAL OF SPECIES. 3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. 4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

329300-02

AND BURLAP FROM TOP HALF OF BALL. CUT AND REMOVE ALL TWINE/WIRE BASKET

(3) 12 GAUGE GALV. GUY WIRES AT+/- 36" ABOVE GRADE W/ ½ DIA. X 18" P.V.C. PIPE ON EACH WIRE. (3) 2 ½" DIA STAKE, DRIVE (MIN 24") FIRMLY

INTO SUBGRADE PRIOR TO BACKFILLING. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE. PLACE FERTILIZER PER SPECS PRIOR TO WOOD MULCH APPLICATION. FEATHER

MULCH TO TREE TRUNK. APPLY CEDAR MULCH WITH A 3' DIA. MULCH RING WHEN LOCATED IN GRASS OR SEED AREAS. KEEP MULCH FROM CONTACTING TRUNK OF TREE. FORM SAUCER W/ 3" CONT. RIM. CUT AND REMOVE ALL TWINE WRAPPING

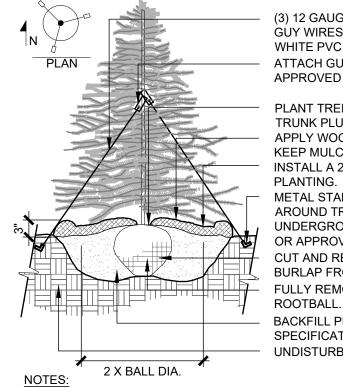
FROM ROOTBALL. WATER AND TAMP POCKETS TO REMOVE AIR BUBBLES. BACKFILL PLANT PIT WITH AMENDED SOIL PER SPECIFICATIONS 3" TAMPED TOPSOIL. SCARIFY EXISTING SOIL TO 4" DEPTH.

1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING

- & MULCHING. 2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
- 3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- 4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION

MULTI-STEM TREE PLANTING

329300-04



(3) 12 GAUGE GALV. (DOUBLE STRAND TWISTED) GUY WIRES AT 3'-0" ABOVE GRADE. WITH 1/2" DIA. WHITE PVC PIPE 36" LENGTH ON EACH WIRE. ATTACH GUY WIRE TO 2" CANVAS STRAP OR APPROVED EQUIV. THROUGH GROMMETS.

PLANT TREE 3" ABOVE NURSERY GRADE. SET TRUNK PLUMB. APPLY WOOD MULCH WITH A 3' DIA. MULCH RING (TYP.) KEEP MULCH FROM CONTACTING TRUNK OF TREE. INSTALL A 2"-3" HT. WATER RING AT TIME OF

METAL STAKES, 3 PER TREE ALIGNED EQUALLY AROUND TREE. BURY ANCHOR 12" UNDERGROUND. USE 'DUCK BILL' EARTH ANCHOR OR APPROVED EQUAL. CUT AND REMOVE ALL TWINE WRAPPING AND BURLAP FROM TOP HALF OF BALL. FULLY REMOVE ALL TWINE/WIRE BASKET FROM

BACKFILL PLANT PIT WITH AMENDED SOIL PER SPECIFICATIONS

UNDISTURBED SOIL.

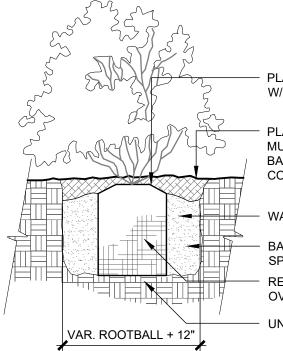
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING,

STAKING AND MULCHING. 2. KEEP CROWN SHAPE TYPICAL OF SPECIES.

3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. 4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION

EVERGREEN TREE PLANTING

329300-03



PLANT SO THAT TOP OF ROOTBALL IS LEVEL W/ FINISH GRADE

PLACE SPECIFIED FERTILIZER PRIOR TO WOOD MULCH APPLICATION. FEATHER MULCH TO BASE OF SHRUB BRANCHES. FORM W/ 3" CONTINUOUS RIM.

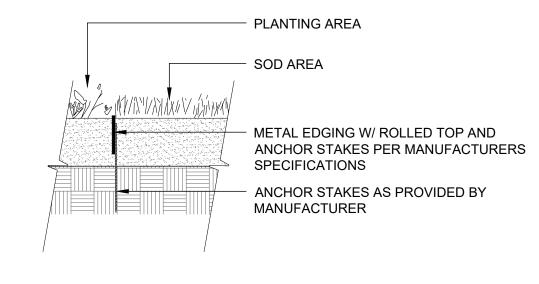
WATER AND TAMP POCKETS TO REMOVE AIR. - BACKFILL PLANT PIT WITH AMENDED SOIL PER

REMOVE ALL CONTAINER MATERIAL. PLACE OVER UNDISTURBED SOIL. UNDISTURBED SOIL.

. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING,

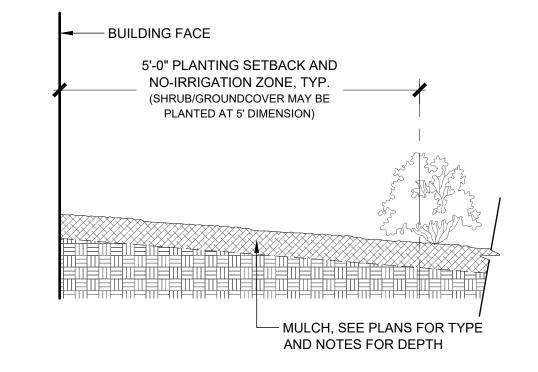
- STAKING & MULCHING. 2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
- 3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE
- 4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

SHRUB / ORNAMENTAL GRASS PLANTING 329300-05



EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS AT

OVERLAPPING JOINTS TO BE SECURELY STAKED





PERPENDICULAR ANGLE AND FLUSH W/ GRADES OF CONCRETE. ALL





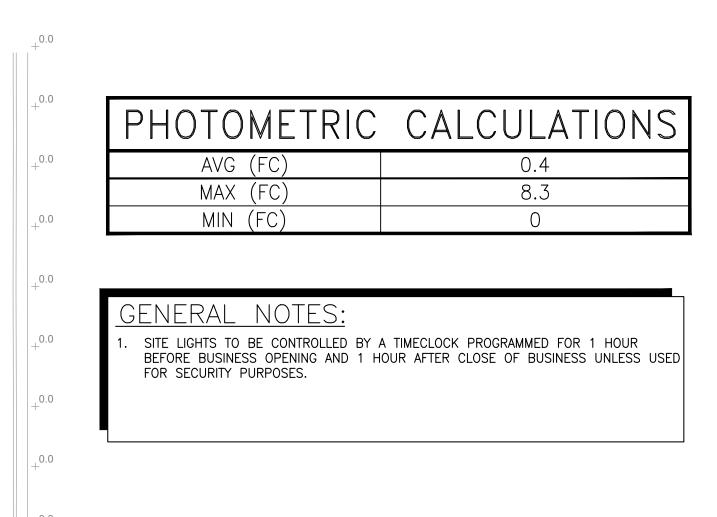
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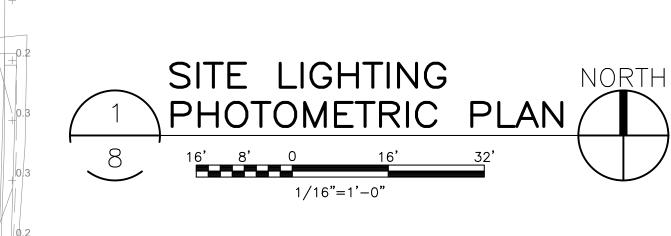
22001

rawing Title Landscape Notes and

Details

rawing No.





\*ASSOCIATES INC \*\*SOCIATES INC \*\*SOCIATES INC \*\*SOCIATES INC \*\*ELECTRICAL ENGINEERS\*\*

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Project # 21178

The Submission / Revision

4/18/2022 SITE PLAN SUBMITTAL

07/01/22 SITE PLAN RESUBMITTAL

09/06/22 2ND SITE PLAN RESUBMITTAL

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287 SELF-STORAGE DEVELOPMENT

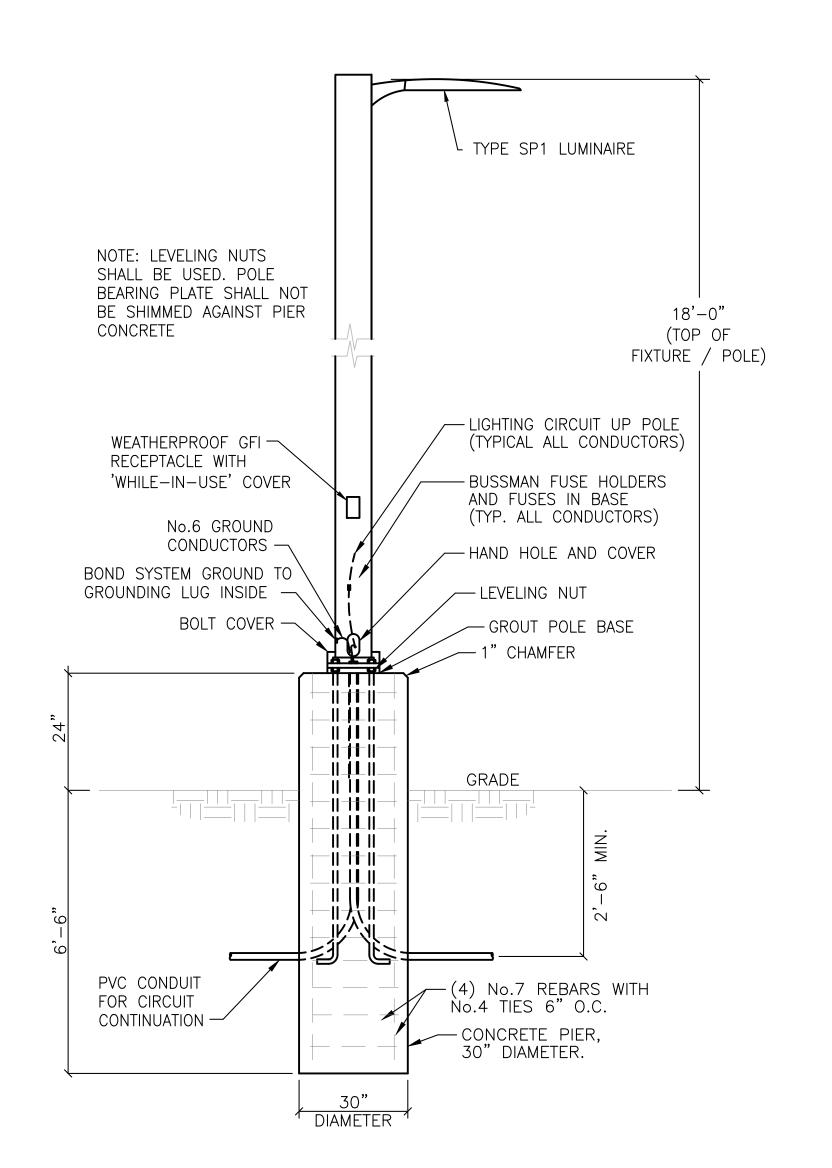
Design Project No.
21-260

Drawing Title

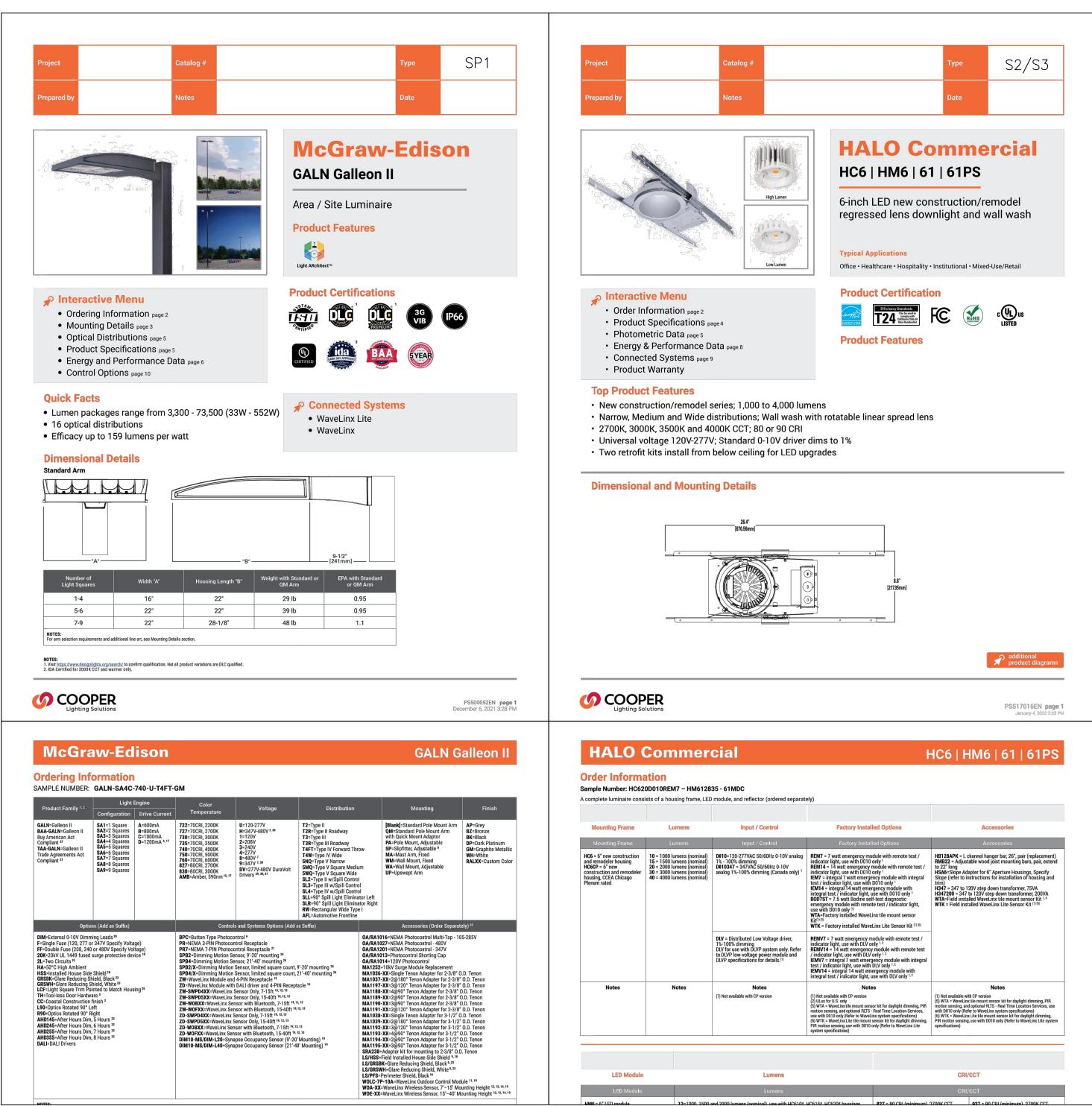
SITE LIGHTING
PHOTOMETRIC
PLAN PLAN

**H**M✓

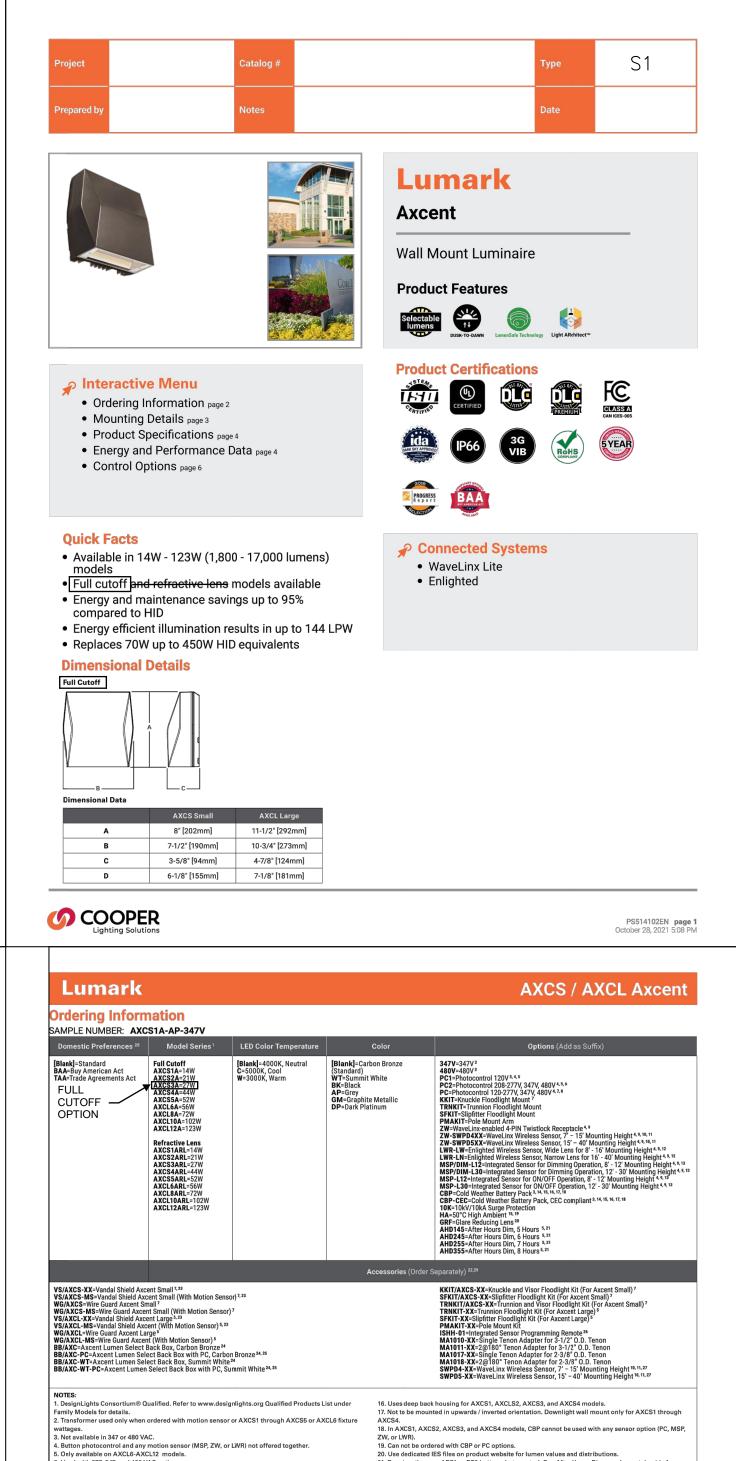
Drawing No.







			SITE LUMINAIRE SCHEDU	LE			
PLAN	MOUNTING	DESCRIPTION	MANUFACTURER AND	VOLTAGE	NO. OF	LAMP	REMARKS
MARK			CATALOG NUMBER		LAMPS	TYPE	
SP1	POLE	AREA POLE LIGHT	COOPER — GALLEON	120-277V	1	57 WLED	TYPE 3 DIST.
	(18' POLE)		GALN-SA1C-740-U-T3				
S1	WALL	WALL PACK	COOPER — AXCENT	120-277V	1	27W LED	
1 1			AXCS3A				
S2	RECESSED	CANOPY DOWNLIGHT	COOPER - HALO	120-277V	1	10W LED	
		LEASING OFFICE	HC610D010-HM612840-61WDH				
S3	RECESSED	CANOPY DOWNLIGHT	COOPER - HALO	120-277V	1	21.1W LED	
		LOADING AREA	HC620D010-HM612840-61WDH				





Project # 21178

V, inc.

Pate Submission / Revision
4/18/2022 SITE PLAN SUBMITTAL
07/01/22 SITE PLAN RESUBMITTAL
09/06/22 2ND SITE PLAN RESUBMITTAL

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7 287 SELF-STORAGE DEVELOPMENT

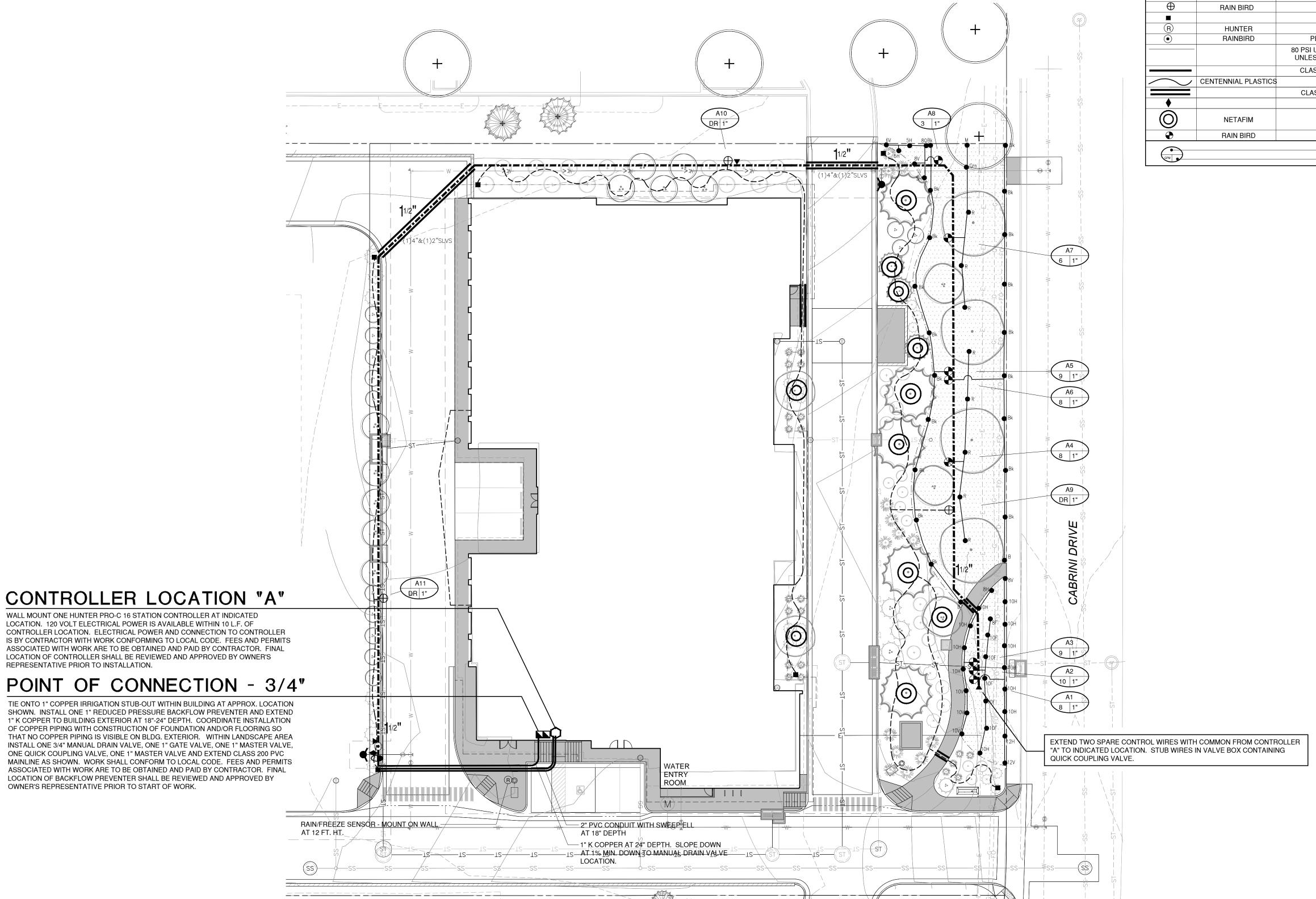
Design Project No.
21-260

Drawing Title

SITE LIGHTING

CUT SHEETS

Drawing No.



SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
Bx	HUNTER	PROS-06-PSI30-CV-F W/ SPEC'D. NOZZ.	POP-UP SPRAY HEAD	1	
<b>●</b> M	HUNTER	PROS-06-PSI30-CV-F W/ MP1000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
● Bk	HUNTER	PROS-06-PSI30-CV-F W/ MP2000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
● R	HUNTER	PROS-06-PSI30-CV-F W/ MP2000-360 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
● Grn	HUNTER	PROS-06-PSI30-CV-F W/ MP2000-210 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
<b>●</b> B	HUNTER	PROS-06-PSI30-CV-F W/ MP3000-90 NOZZ.	POP-UP HEAD W/ ROTARY NOZZ.	1	
0	HUNTER	PRO-C SERIES	ELECTRIC CONTROLLER	11	
•	NIBCO	T113K - LINE SIZE	GATE VALVE	14	
	FEBCO	860 - 1" DIA.	BACKFLOW PREVENTER	13	
▼	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	3	
$\oplus$	RAIN BIRD	XCZ-100-PRB-LC	DRIP VALVE ASSEMBLY	7	
		LINE SIZE	DRIP LINE BLOW-OUT STUB	8	
R	HUNTER	WRF-CLIK	WIRELESS RAIN/FREEZE SENSOR	12	
•	RAINBIRD	PEB SERIES - 1" DIA.	MASTER VALVE	4	
		80 PSI UTILITY GRADE - 1" DIA. UNLESS NOTED OTHERWISE	POLYETHYLENE LATERAL	5	
		CLASS 200 SOLVENT WELD	PVC MAINLINE	5	
	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	9	
		CLASS 200 SOLVENT WELD	PVC SLEEVING		
<b>♦</b>		3/4" DIA.	MANUAL DRAIN VALVE	6	
0	NETAFIM	TLCV-09-18	IN-LINE DRIP TREE RINGS	10	
•	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	2	
GPM GPM	RAIN BIRD	CONTROL	LER & STATION NO. ROL VALVE SIZE	2	

Irrigation Equipment and Materials Schedule

#### Irrigation Construction Notes

- 1. ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY SEVEN 29
- 2. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF 63 PSI (MEASURED AT ADJACENT SITE).

#### TAP LOCATION/NUMBER

4. CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY REQUIRED SLEEVE 1-2" PVC SLEEVE 3/4" - 1" PIPING 1-4" PVC SLEEVE 1-1/2" - 2" PIPING 1-25 CONTROL WIRES 1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING

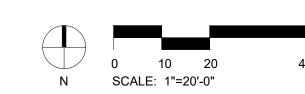
- WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALI 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
- 6. REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE
- 7. CONTRACTOR SHALL REPAIR OF REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- 8. VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE
- 9. REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- 10. LATERAL PIPING DIAMETERS SHALL INCLUDE 1" AND 1 1/2". 3/4" AND 1 1/4" DIAMETER
- LATERAL PIPE IS NOT ACCEPTABLE. 11. CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL OF THE YEAR IN WHICH THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL ALSO PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
- 12. ALL IRRIGATION WIRE SHALL BE #14 AWG UFUL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT WIRE COLORS SHALL BE: CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE
- WIRES BLACK, MASTER VALVE - BLUE. WATERTIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. DBR/Y-6 SPLICE KITS.
- 13. ALL VALVE BOXES SHALL BE MANUFACTURED BY APPLIED ENGINEERING PRODUCTS. MODELS SHALL BE AS FOLLOWS: #910L: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN
- #1015: ELECTRIC CONTROL VALVES. #1320: DRIP VALVES ASSEMBLIES, MASTER VALVE BOXES AND LIDS SHALL BE GREEN.
- 14. CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL ACCEPTANCE OF LANDSCAPE AND IRRIGATION BY OWNER.
- THE CROSS-CONTAMINATION CONTROL (BACKFLOW PREVENTION) DEVICE WILL NEED TO BE CERTIFIED PRIOR TO WATER METER INSTALLATION AND WILL NEED TO BE TESTED AT THE TIME OF WATER TURN-ON FOR THE BUILDING, SUCH TO BE PROVIDED IN WRITING TO THE CITY ENGINEER.



WALL MOUNT ONE HUNTER PRO-C 16 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 10 L.F. OF

REPRESENTATIVE PRIOR TO INSTALLATION.

OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.



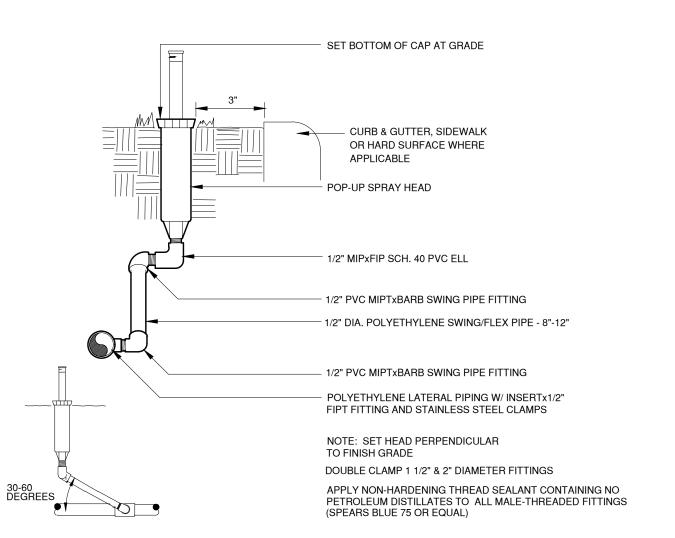


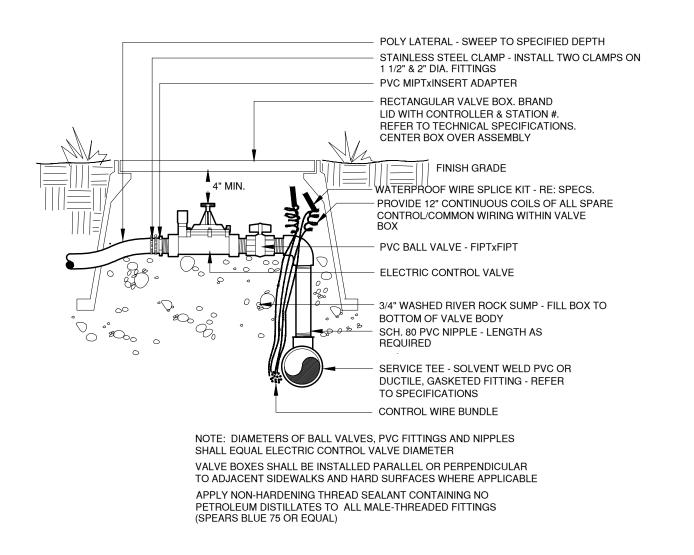


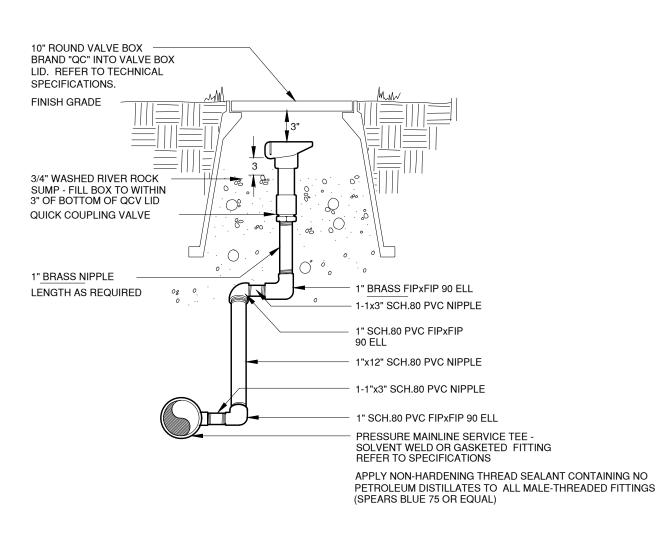


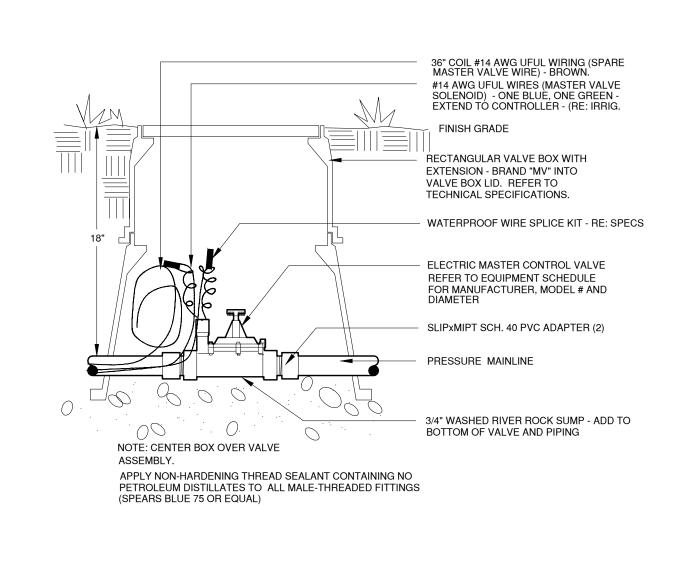
Drawing Title IRRIGATION PLAN

Drawing No.









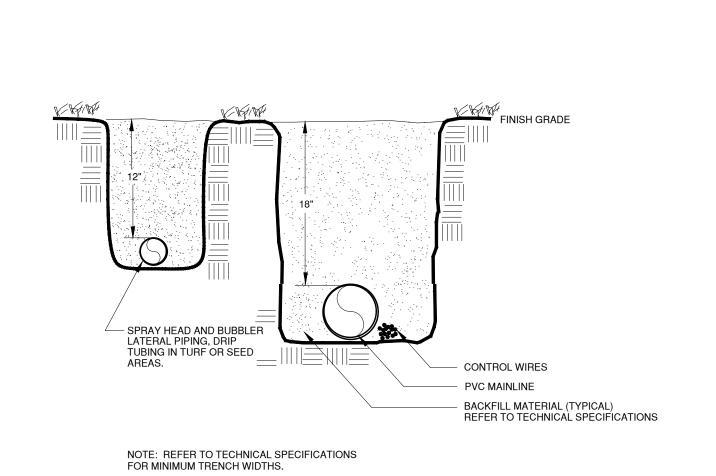
POP-UP SPRAY HEAD

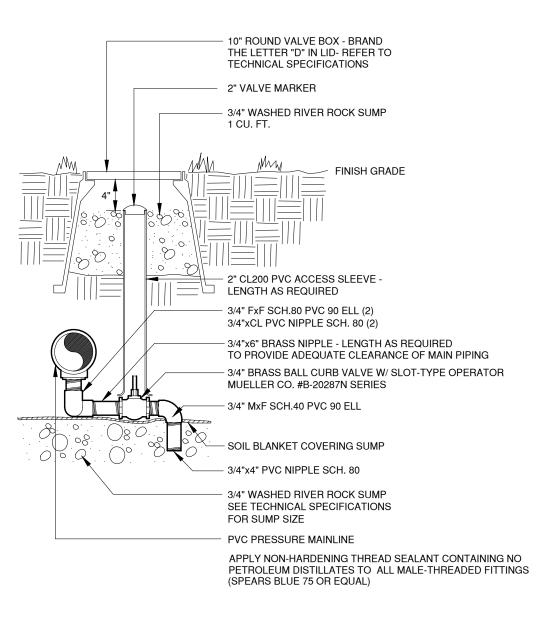
\ ELECTRIC CONTROL VALVE

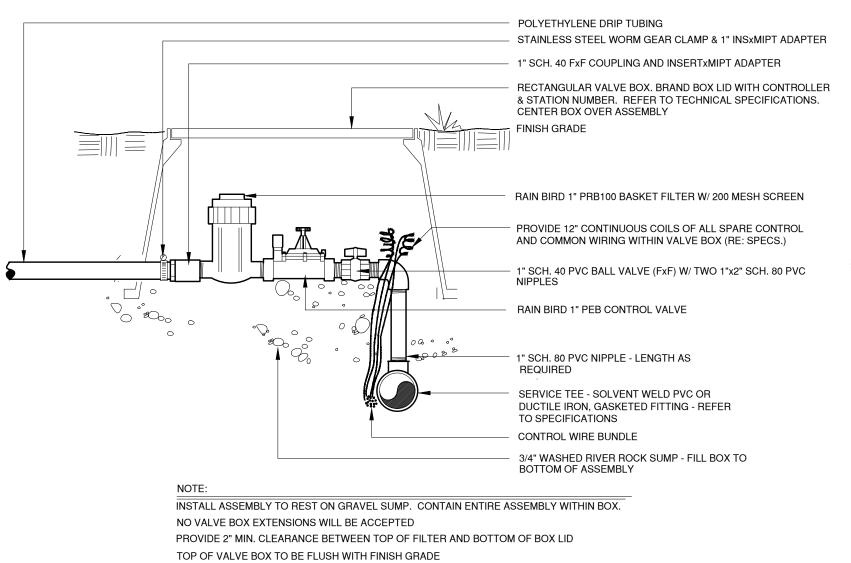
QUICK COUPLING VALVE

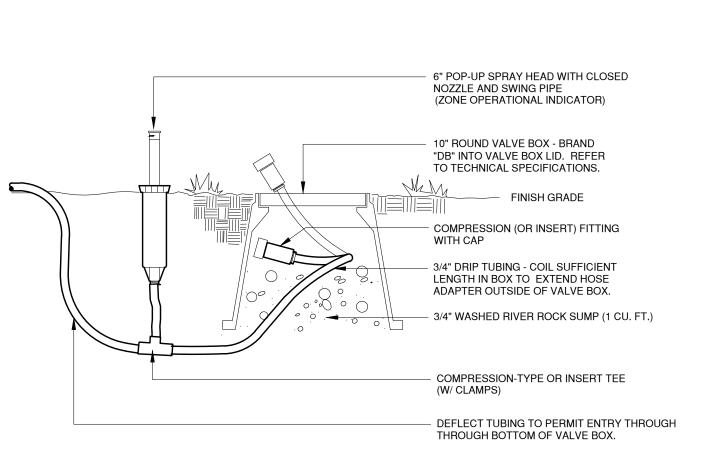
MASTER VALVE

-(4)









TRENCHES MANUAL DRAIN VALVE

6 DRIP VALVE ASSEMBLY

(SPEARS BLUE 75 OR EQUAL)

VALVE BOX SHALL NOT REST ON DRIP TUBING/PIPING
APPLY NON-HARDENING THREAD SEALANT CONTAINING NO
PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS

DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

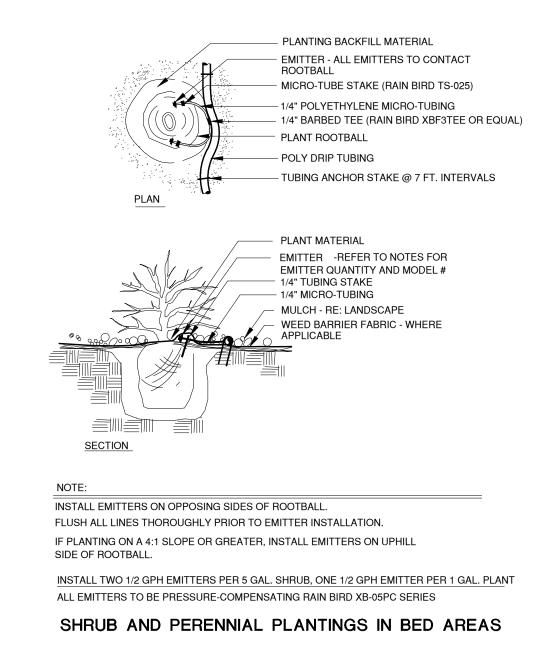
8

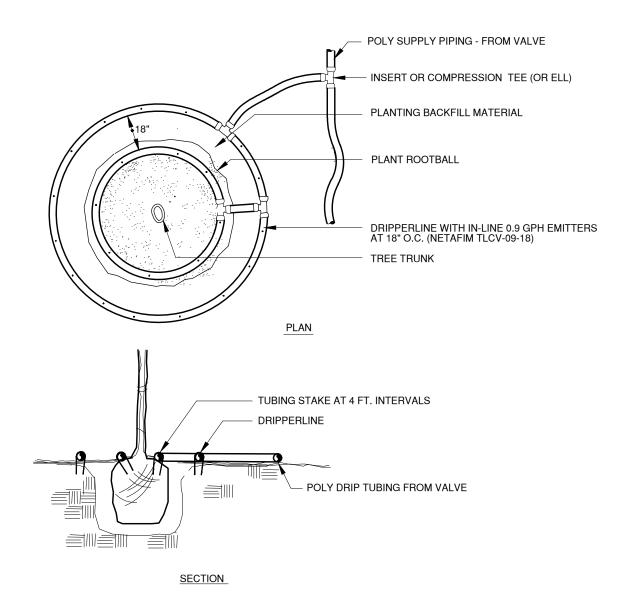
Design Project No.

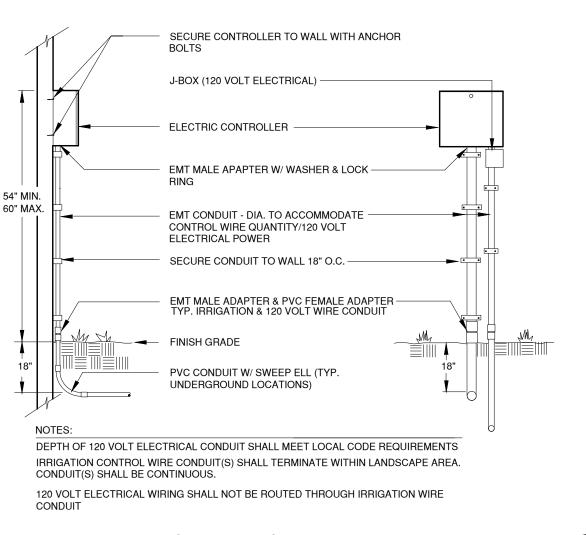
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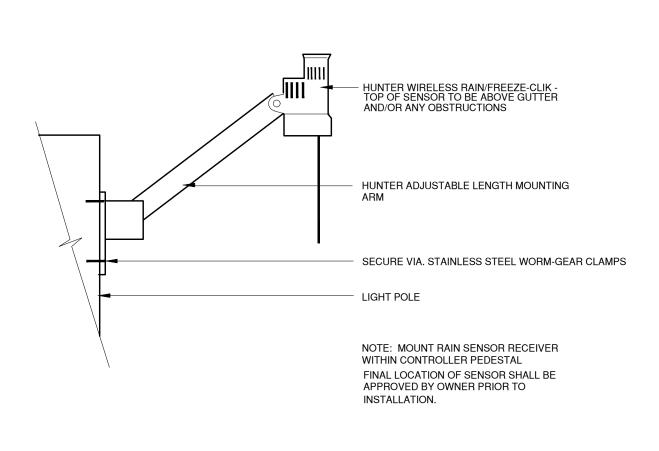
IRRIGATION DETAILS

Drawing No.









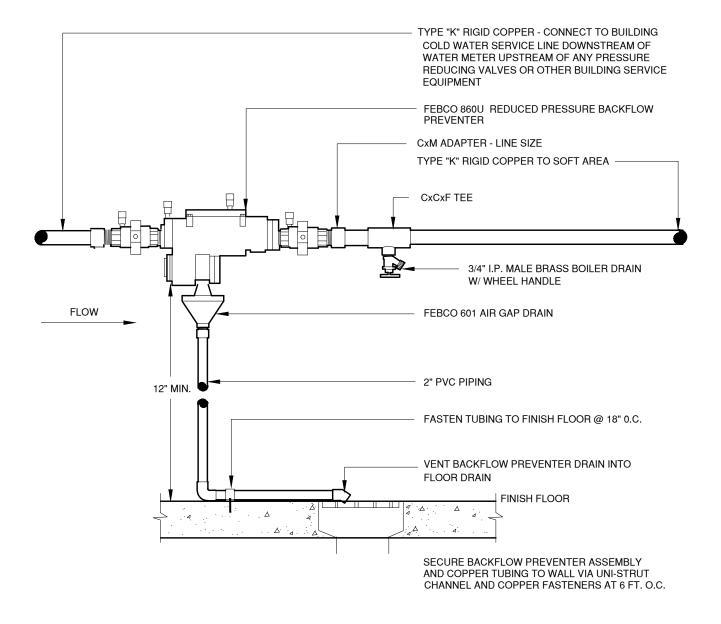
DRIP EMITTER

\ IN-LINE DRIP TREE RINGS

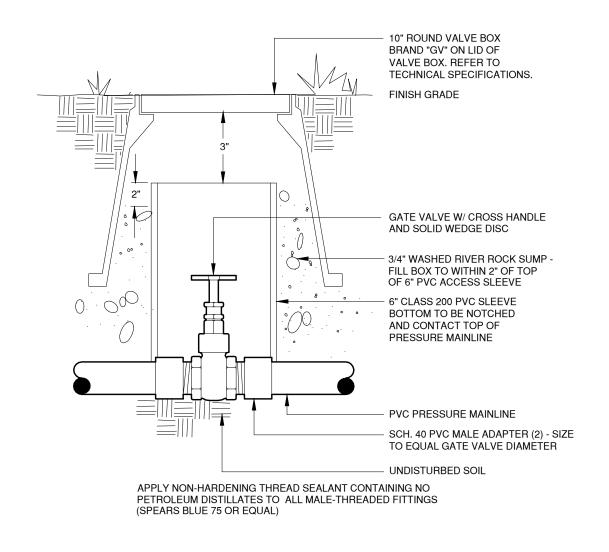
ELECTRIC CONTROLLER

RAIN/FREEZE SENSOR

**—(12)** 



BACKFLOW PREVENTER



GATE VALVE

**—** 1⊿

HWY 287 SELF-STOR/ DEVELOPMENT

Design Project No.

IRRIGATION DETAILS

Drawing No.